

085.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

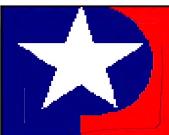
718,000 / 718,000

USE VALUE:

718,000 / 718,000

ASSESSED:

718,000 / 718,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAUSMAN ANDREW

Owner 2: KEGEL-BAUSMAN ANN

Owner 3:

Street 1: 148 WESTMINSTER AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1917 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6240	Sq. Ft.	Site			0	70.	0.97	6									425,041						425,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6240.000	292,300	700	425,000	718,000		53266
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,300	700	6,240.	425,000	718,000		Year end	12/23/2021
2021	101	FV	283,500	700	6,240.	425,000	709,200		Year End Roll	12/10/2020
2020	101	FV	283,800	700	6,240.	425,000	709,500		709,500 Year End Roll	12/18/2019
2019	101	FV	224,400	700	6,240.	419,000	644,100	644,100 Year End Roll		1/3/2019
2018	101	FV	224,500	0	6,240.	321,800	546,300	546,300 Year End Roll		12/20/2017
2017	101	FV	224,500	0	6,240.	303,600	528,100	528,100 Year End Roll		1/3/2017
2016	101	FV	224,500	0	6,240.	279,300	503,800	503,800 Year End		1/4/2016
2015	101	FV	211,800	0	6,240.	261,100	472,900	472,900 Year End Roll		12/11/2014

Parcel ID 085.0-0001-0001.0

!6897!

PRINT

Date 12/30/21 Time 04:40:52

LAST REV Date 10/02/18 Time 10:59:24

mmcmakin

6897

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLASS JAMES/ETA	29546-99		12/18/1998		379,000	No	No	Y	

TAX DISTRICT**PAT ACCT.****BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	995	Re-Roof	10,962	C				
8/15/1997	491		7,254					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
4/3/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

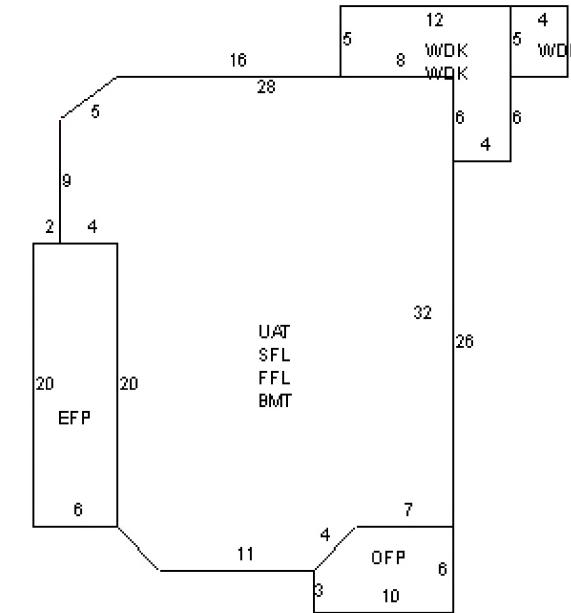
Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	1 - Wood Shingl 10%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

EST UAT, OF=SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1910
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average
Functional:	%
Economic:	%
Special:	%
Override:	%

31 %